001.0	0002	0024.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,200 /	644,200
					USE VALUE:	644,200 /	644,200
					ASSESSED:	644,200 /	644,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT DEIRDRE
Owner 2:	
Owner 3:	
Street 1:	54 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENNETT DEIRDRE & -
Owner 2:	LEGRAND ROBERT -
Street 1:	54 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Vinyl Exterior and 924 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	208,500	3,700	432,000	644,200
Total Card	0.092	208,500	3,700	432,000	644,200
Total Parcel	0.092	208,500	3,700	432,000	644,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 697.19 | /Parcel: 697.1

Legal Description

User Acct 625

GIS Ref

GIS Ref

Insp Date 08/25/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,500	3700	4,000.	432,000	644,200	644,200	Year End Roll	12/18/2019
2019	101	FV	183,600	3900	4,000.	459,000	646,500	646,500	Year End Roll	1/3/2019
2018	101	FV	183,600	3900	4,000.	334,800	522,300	522,300	Year End Roll	12/20/2017
2017	101	FV	172,600	0	4,000.	291,600	464,200	464,200	Year End Roll	1/3/2017
2016	101	FV	172,600	0	4,000.	248,400	421,000	421,000	Year End	1/4/2016
2015	101	FV	171,800	0	4,000.	243,000	414,800	414,800	Year End Roll	12/11/2014
2014	101	FV	171,800	0	4,000.	199,800	371,600	371,600	Year End Roll	12/16/2013
2013	101	FV	171,800	0	4,000.	190,100	361,900	361,900		12/13/2012

!61!

PRINT

Date	Time
12/10/20	15:56:54

LAST REV

Date	Time
11/19/20	14:27:25

danam

61

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT DEIRDRE	1508-31		5/17/2017	Convenience	1	No	No		
BENNETT DEIRDRE	1500-85		11/28/2016	Convenience	1	No	No		
BENNETT LORRAIN	1392-141		11/22/2010	Convenience	1	No	No		
BENNETT LORRAIN	1265-7		1/3/2003	Family	1	No	No		
CULLEN MARGARET	1213-197		11/15/1999	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2020	1019	Wood Dec	8,000	C				
10/8/2019	1597	Shed	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Info By Phon	DGM	D Mann
8/25/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	372	PATRIOT
12/21/1999	Inspected	276	PATRIOT
9/21/1999	Measured	163	PATRIOT
9/21/1999	Mailer Sent		
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	625
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	96500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256167
Depreciation:	47647
Depreciated Total:	208520

COMMENTS

FIN BSMT FAMILY USE ONLY FULL BATH AND KITCHEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

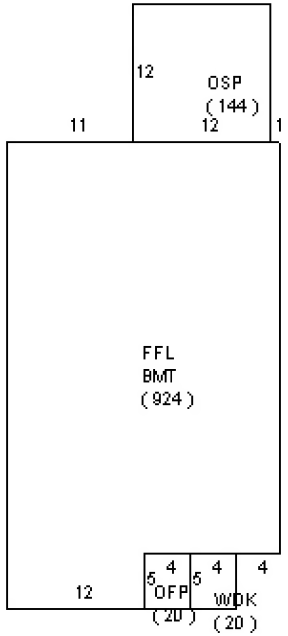
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	102.61
Final Total:	208500	Val/Su SzAd	225.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	38.470	35,547
FFL	First Floor	924	128.240	118,491
OSP	Screen Porch	144	30.750	4,428
OFP	Open Porch	20	44.000	880
WDK	Deck	20	16.000	320

Net Sketched Area:	2,032			Total:	159,666
Size Ad	924	Gross Are	2032	FinArea	924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	AV	2014	0.00	T	4	101						
22	Wood Deck	D	Y	1	9X12	A	AV	2000	15.26	T	15.2	101			1,400			1,400
22	Wood Deck	D	Y	1	16X18	A	AV	2000	9.47	T	15.2	101			2,300			2,300

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700